I.   AMENDMENTS TO THE CLAIMS

This listing of claims will replace all prior versions, and listings, of claims in the application,

using strikethrough for deletions and underlining for additions:

1.   (Currently Amended) A method for automating phases of real estate transfers, said method being centralized on at least one server and carried out over a distributed computer network to a plurality of client computers, said method comprising the steps of:

creating a real estate record on said at least one server;

assigning a record identifier to the real estate record;

~~receiving information from a plurality of sources including real estate databases, computer input devices, facsimile equipment, and electronic mail systems;~~

receiving information from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;

prompting a sender of said information to input said record identifier into said fax source;

associating said information to said real estate record using ~~a~~ **the** record identifier ~~associated with said real estate record~~; **and**

~~approving said received information and assigning access rights to said received information; and~~

storing said information on said at least one server in association with said real estate record.

2.   (Original)   The method as claimed in claim 1, wherein said receiving step includes receiving at least some portion of a property listing from a multiple listing service.

3.   (Previously Presented)   The method as claimed in claim 1, further comprising the step of transmitting at least a portion of said real estate record to a multiple listing service.

4.   (Currently Amended) The method as claimed in claim 1, **further comprising** ~~wherein said receiving step comprises~~:

    ~~receiving a fax communication from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;~~

    ~~prompting a sender of said fax communication to input said record identifier into said any fax source;~~

    converting said ~~fax communication~~ **information** into a digital document ~~that represents said information~~ to be associated and stored in accord with said associating and storing steps.

5.   (Previously Presented)   The method as claimed in claim 4, wherein said associating step comprises:

    determining whether said record identifier matches any of a number of a plurality of real estate records; and

    discarding said digital document if said determining step is negative.

6.   (Original)   The method as claimed in claim 5, wherein said storing step comprises saving said digital document on said at least one server in accord with a matching real estate record if said determining step is positive.

7.   (Withdrawn) The method as claimed in claim 1, wherein said receiving step comprises:

receiving an email communication having said record identifier entered in a subject line of said email communication;

determining whether said record identifier matches any of a number of a plurality of real estate records;

discarding said email communication if said determining step is negative; and

saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said determining step is positive.

8.   (Original)   The method as claimed in claim 1, wherein said receiving step includes a listing agent reviewing said information and granting view rights to authenticated users, such that said users can access and view a digital representation of said information.

9.   (Original)   The method as claimed in claim 8, wherein said receiving step further includes said listing agent marking said information as secured or unsecured.

10.   (Previously Presented)   The method as claimed in claim 1, further comprising the step of providing security clearance and access over said distributed computer network to at least some portions of said real estate record to a plurality of different users depending upon an assigned role of a user among said plurality of different users, said plurality

of different users including buyers, sellers, brokers, managers, agents, financial entities, other third parties, or the like.

11. (Original)   The method as claimed in claim 1, further comprising the step of providing a masquerade function whereby one of said plurality of different users can masquerade as another of said plurality of different users.

12. (Previously Presented)   The method as claimed in claim 1, further comprising the step of tracking activity on said at least one server so as to provide an audit trail of said activity corresponding to said real estate record such as date of access, user identification, and the like.

13. (Original)   The method as claimed in claim 1, wherein said method is administered by a real estate broker.

14. (Previously Presented)   The method as claimed in claim 13, further comprising the step of said real estate broker controlling at least a portion of said information, said at least a portion of information including a list of third party companies with whom said real estate record is associated, such that a listing agent must use only third party companies from said list to conduct said real estate transfer.

15. (Original)   The method as claimed in claim 13, further comprising the step of said real estate broker controlling at least a portion of said information, said at least a portion of said information including a scheduling master template.

16. (Original)   The method as claimed in claim 15, further comprising the step of automatically generating a schedule for said real estate record from said scheduling master template.

17.   (Original)   The method as claimed in claim 16, wherein said generating step includes said schedule being automatically populated with a plurality of tasks and associated dates.

18.   (Original)   The method as claimed in claim 1, further comprising the step of automatically generating email communications to one or more of a plurality of users based on the happening of an event.

19.   (Original)   The method as claimed in claim 1, further comprising the step of automatically generating an email communication containing advertising information from said real estate record.

20.   (Original)   The method as claimed in claim 1, further comprising the step of generating reports from said real estate record.

21.   (Currently Amended) A system for automating phases of real estate transfers, said system comprising:

at least one server in a centralized location;

a distributed computer network in communication with said at least one server;

a plurality of client computers in communication with said distributed computer network;

means for creating a real estate record on said at least one server;

means for assigning a record identifier to the real estate record;

~~means for receiving information from a plurality of sources including real estate databases, computer input devices, facsimile equipment, and electronic mail systems;~~

means for receiving information from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;

means for prompting a sender of said information to input said record identifier into said fax source;

means for associating said information to said real estate record using a record identifier associated with said real estate record; **and**

~~means for approving said information and assigning access rights to said received information; and~~

means for storing said information on said at least one server in association with said real estate record.

22. (Original) The system as claimed in claim 21, wherein said means for receiving includes means for receiving at least some portion of a property listing from a multiple listing service.

23. (Original) The system as claimed in claim 21, further comprising means for transmitting at least a portion of said real estate record to a multiple listing service.

24. (Currently Amended) The system as claimed in claim 21, **further comprising** ~~wherein said means for receiving comprises~~:

~~means for receiving a fax communication from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;~~

~~means for prompting a sender of said fax communication to input said record identifier into said any fax source;~~

means for converting said ~~fax communication~~ <u>information</u> into a digital document ~~that represents said information~~ to be associated and stored in accord with said means for associating and said means for storing.

25. (Previously Presented) The system as claimed in claim 24, wherein said means for associating comprises:

means for determining whether said record identifier matches any of a number of a plurality of real estate records; and

means for discarding said digital document if said means for determining is negative.

26. (Previously Presented) The system as claimed in claim 25, wherein said means for storing comprises means for saving said digital document on said at least one server in accord with a matching real estate record if said means for determining is positive.

27. (Withdrawn) The system as claimed in claim 21, wherein said means for receiving comprises:

means for receiving an email communication having said record identifier entered in a subject line of said email communication;

means for determining whether said record identifier matches any of a number of a plurality of real estate records;

means for discarding said email communication if said means for determining is negative; and

means for saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said means for determining is positive.

28.   (Original)   The system as claimed in claim 21, wherein said means for receiving includes a listing agent reviewing said information and granting view rights to authenticated users, such that said users can access and view a digital representation of said information.

29.   (Original)   The system as claimed in claim 28, wherein said means for receiving further includes said listing agent marking said information as secured or unsecured.

30.   (Previously Presented)   The system as claimed in claim 21, further comprising means for providing security clearance and access over said distributed computer network to at least some portions of said real estate record to a plurality of different users depending upon an assigned role of a user among said plurality of different users, said plurality of different users including buyers, sellers, brokers, managers, agents, financial entities, other third parties, or the like.

31.   (Original)   The system as claimed in claim 21, further comprising means for providing a masquerade function whereby one of said plurality of different users can masquerade as another of said plurality of different users.

32.   (Previously Presented)   The system as claimed in claim 21, further comprising means for tracking activity on said at least one server so as to provide an audit trail of said activity corresponding to said real estate record such as date of access, user identification, and the like.

33.   (Original)   The system as claimed in claim 21, wherein said system is administered by a real estate broker.

34.   (Previously Presented)   The system as claimed in claim 33, further comprising means for controlling at least a portion of said information by said real estate broker, said at least a portion of information including a list of third party companies with whom said real estate record is associated, such that a listing agent must use only third party companies from said list to conduct said real estate transfer.

35.   (Original)   The system as claimed in claim 33, further comprising means for controlling at least a portion of said information by said real estate broker, said at least a portion of said information including a scheduling master template.

36.   (Previously Presented)   The system as claimed in claim 35, further comprising means for automatically generating a schedule for said real estate record from said scheduling master template.

37.   (Original)   The system as claimed in claim 36, wherein said means for generating includes said schedule being automatically populated with a plurality of tasks and associated dates.

38.   (Original)   The system as claimed in claim 21, further comprising means for automatically generating email communications to one or more of a plurality of users based on the happening of an event.

39.   (Previously Presented)   The system as claimed in claim 21, further comprising means for automatically generating an email communication containing advertising information from said real estate record.

40.   (Previously Presented)   The system as claimed in claim 21, further comprising means for generating reports from said real estate record.

41.   (Currently Amended) A computer readable medium on which is stored computer program code, said computer program code implementing a method for automating real estate transfers, said method being centralized on at least one server and carried out over a distributed computer network to a plurality of client computers, said method comprising the steps of:

creating a real estate record on said at least one server;

assigning a record identifier to the real estate record;

~~receiving information from a plurality of sources including real estate databases, computer input devices, facsimile equipment, and electronic mail systems;~~

receiving information from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;

prompting a sender of said information to input said record identifier into said fax source;

associating said information to said real estate record using a record identifier associated with said real estate record; **and**

~~approving said received information and assigning access rights to said received information; and~~

storing said information on said at least one server in association with said real estate record.

42.   (Original)   The computer readable medium as claimed in claim 41, wherein said receiving step includes receiving at least some portion of a property listing from a multiple listing service.

43.   (Original)   The computer readable medium as claimed in claim 41, further comprising the step of transmitting at least a portion of said real estate record to a multiple listing service.

44.   (Currently Amended) The computer readable medium as claimed in claim 41, **further comprising** ~~wherein said receiving step comprises~~:

~~receiving a fax communication from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;~~

~~prompting a sender of said fax communication to input said record identifier into said any fax source;~~

converting said ~~fax communication~~ **information** into a digital document ~~that represents said information~~ to be associated and stored in accord with said associating and storing steps.

45.   (Previously Presented)   The computer readable medium as claimed in claim 44, wherein said associating step comprises:

determining whether said record identifier matches any of a number of a plurality of real estate records; and

discarding said digital document if said determining step is negative.

46.   (Previously Presented)   The computer readable medium as claimed in claim 45, wherein said storing step comprises saving said digital document on said at least one server in accord with a matching real estate record if said determining step is positive.

47.   (Withdrawn) The computer readable medium as claimed in claim 41, wherein said receiving step comprises:

receiving an email communication having said record identifier entered in a subject line of said email communication;

determining whether said record identifier matches any of a number of a plurality of real estate records;

discarding said email communication if said determining step is negative; and

saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said determining step is positive.

48.   (Original)   The computer readable medium as claimed in claim 41, wherein said receiving step includes a listing agent reviewing said information and granting view rights to authenticated users, such that said users can access and view a digital representation of said information.

49.   (Original)   The computer readable medium as claimed in claim 48, wherein said receiving step further includes said listing agent marking said information as secured or unsecured.

50.   (Original)   The computer readable medium as claimed in claim 41, further comprising the step of providing security clearance and access over said distributed computer network to at least some portions of said real estate record to a plurality of different users

depending upon an assigned role of a user among said plurality of different users, said plurality of different users including buyers, sellers, brokers, managers, agents, financial entities, other third parties, or the like.

51.   (Original)   The computer readable medium as claimed in claim 41, further comprising the step of providing a masquerade function whereby one of said plurality of different users can masquerade as another of said plurality of different users.

52.   (Previously Presented)   The computer readable medium as claimed in claim 41, further comprising the step of tracking activity on said at least one server so as to provide an audit trail of said activity corresponding to said real estate record such as date of access, user identification, and the like.

53.   (Original)   The computer readable medium as claimed in claim 41, wherein said computer readable medium is administered by a real estate broker.

54.   (Previously Presented)   The computer readable medium as claimed in claim 53, further comprising the step of said real estate broker controlling at least a portion of said information, said at least a portion of information including a list of third party companies with whom said real estate record is associated, such that a listing agent must use only third party companies from said list to conduct said real estate transfer.

55.   (Original)   The computer readable medium as claimed in claim 53, further comprising the step of said real estate broker controlling at least a portion of said information, said at least a portion of said information including a scheduling master template.

56.   (Previously Presented)   The computer readable medium as claimed in claim 55, further comprising the step of automatically generating a schedule for said real estate record from said scheduling master template.

57.   (Original)   The computer readable medium as claimed in claim 56, wherein said generating step includes said schedule being automatically populated with a plurality of tasks and associated dates.

58.   (Original)   The computer readable medium as claimed in claim 41, further comprising the step of automatically generating email communications to one or more of a plurality of users based on the happening of an event.

59.   (Previously Presented)   The computer readable medium as claimed in claim 41, further comprising the step of automatically generating an email communication containing advertising information from said real estate record.

60.   (Previously Presented)   The computer readable medium as claimed in claim 41, further comprising the step of generating reports from said real estate record.

61.   (Withdrawn)   A method for automating transfer of an electronic communication to a database, said method comprising the steps of:

creating a database record on at least one server, said database record having a record identifier associated therewith;

receiving information from at least one source including at least one of a facsimile generator and an electronic mail generator;

associating at least some of said information to said real estate record using said record identifier associated with said real estate record; and

storing said information on said at least one server in association with said real

estate record.

62.   (Withdrawn) The method as claimed in claim 61, wherein said receiving step

comprises:

receiving a fax communication from any fax source capable of contacting said at

least one server irrespective of a fax number of said fax source;

prompting a sender of said fax communication to input said record identifier into

said any fax source;

converting said fax communication into a digital document that represents said

information to be associated and stored in accord with said associating and storing steps.

63.   (Withdrawn) The method as claimed in claim 62, wherein said associating step

comprises:

determining whether said record identifier matches any of a number of a plurality

of real estate records; and

discarding said digital document if said determining step is negative.

64.   (Withdrawn) The method as claimed in claim 63, wherein said storing step

comprises saving said digital document on said at least one server in accord with a matching real

estate record if said determining step is positive.

65.   (Withdrawn) The method as claimed in claim 61, wherein said receiving step

comprises:

receiving an email communication having said record identifier entered in a

subject line of said email communication;

determining whether said record identifier matches any of a number of a plurality of real estate records;

discarding said email communication if said determining step is negative; and

saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said determining step is positive.

66.   (Withdrawn) A system for automating transfer of an electronic communication to a database, said system comprising:

means for creating a database record on at least one server, said database record having a record identifier associated therewith;

means for receiving information from at least one source including at least one of a facsimile generator and an electronic mail generator;

means for associating at least some of said information to said real estate record using said record identifier associated with said real estate record; and

means for storing said information on said at least one server in association with said real estate record.

67.   (Withdrawn) The method as claimed in claim 66, wherein said means for receiving comprises:

means for receiving a fax communication from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;

means for prompting a sender of said fax communication to input said record identifier into said any fax source;

means for converting said fax communication into a digital document that represents said information to be associated and stored in accord with said means for associating and said means for storing.

68.   (Withdrawn) The method as claimed in claim 66, wherein said means for associating comprises:

means for determining whether said record identifier matches any of a number of a plurality of real estate records; and

means for discarding said digital document if said means for determining is negative.

69.   (Withdrawn) The method as claimed in claim 68, wherein said means for storing comprises means for saving said digital document on said at least one server in accord with a matching real estate record if said means for determining is positive.

70.   (Withdrawn) The method as claimed in claim 66, wherein said means for receiving comprises:

means for receiving an email communication having said record identifier entered in a subject line of said email communication;

means for determining whether said record identifier matches any of a number of a plurality of real estate records;

means for discarding said email communication if said means for determining is negative; and

means for saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said means for determining is positive.

71.   (Withdrawn) A computer readable medium on which is stored computer program code, said computer program code implementing a method for method for automating transfer of an electronic communication to a database, said method comprising the steps of:

creating a database record on at least one server, said database record having a record identifier associated therewith;

receiving information from at least one source including at least one of a facsimile generator and an electronic mail generator;

associating at least some of said information to said real estate record using said record identifier associated with said real estate record; and

storing said information on said at least one server in association with said real estate record.

72.   (Withdrawn) The method as claimed in claim 71, wherein said receiving step comprises:

receiving a fax communication from any fax source capable of contacting said at least one server irrespective of a fax number of said fax source;

prompting a sender of said fax communication to input said record identifier into said any fax source;

converting said fax communication into a digital document that represents said information to be associated and stored in accord with said associating and storing steps.

73.   (Withdrawn) The method as claimed in claim 72, wherein said associating step comprises:

determining whether said record identifier matches any of a number of a plurality of real estate records; and

discarding said digital document if said determining step is negative.

74.   (Withdrawn) The method as claimed in claim 73, wherein said storing step comprises saving said digital document on said at least one server in accord with a matching real estate record if said determining step is positive.

75.   (Withdrawn) The method as claimed in claim 71, wherein said receiving step comprises:

receiving an email communication having said record identifier entered in a subject line of said email communication;

determining whether said record identifier matches any of a number of a plurality of real estate records;

discarding said email communication if said determining step is negative; and

saving an attachment associated with said email communication on said at least one server in accord with a matching real estate record if said determining step is positive.